



MEETING DATE: October 15, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Multi-family Residential District ("R-3"), being a 9.83 acre gross and 9.48 acre net tract of land out of Lot 33, Bell Woods CO'S Subdivision "C", located along the West side Conway Avenue (SH 107) approximately 265 feet North of Victory Street. Applicant, Luis Alaniz c/o Cabrera Brothers Trucking Co. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 26, 2025 – Application for rezoning submitted for processing.
- October 3, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- October 15, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Multi-family Residential District ("R-3") for a multifamily residential development.
- The tract of land has 9.48 acres in net area and measures 256 feet along Conway Avenue and has a depth of 1,239.61 feet.
- The surrounding zones are outside the city limits to the North, General Business District (C-3) to the East, Agricultural Open Interim District (AO-I) to the South and Duplex-Fourplex Residential to the West.
- The surrounding land uses include agricultural land, a single-family home and an irrigation canal to the South, Tramuc Transport to the East, Cheer Strike and IHOP to the South and agricultural land to the west.
- The subject property is vacant.
- The Future Land Use Map shows the West two thirds of the property designated for low density residential uses. The East one third of the property is designated General Commercial. Even though the requested rezoning of the West two thirds of the property is not in line with the comprehensive plan, staff feels that the area is in transition to multi-family residential uses.

- Notices were mailed to 6 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP

0-00-032-0005-00

32-6

COMM. PLAN

LOT 1B LOT 1A

PALMHURST COMM. PLAZA

LOT 2 LOT 3 LOT 4

LOT 5 LOT 6 LOT 7

(S.H.)

1 2 3 4

ELIDA SUBD

ELIDA

19 18 17 16 15

31-5

31-6

TEXAS DEPT. HUMAN SERV.

31-

SITE LOCATION

33

40

BELL-WOODS CO.S SUBD. "C"

34

39

COMPTON RD.

35

1

IHOP ON CONWAY

2

CONWAY (S.H. 107)

(UNRECORDED S

VICTORY

3

TURISTA

(UNRECORDED S

29

31

LEAL ACRES

30

36

38

GUTIERREZ

36

30

FIRST CASH PAWN

RENEE DEVELOPMENT

200' RADIUS MAILOUT

CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th. Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

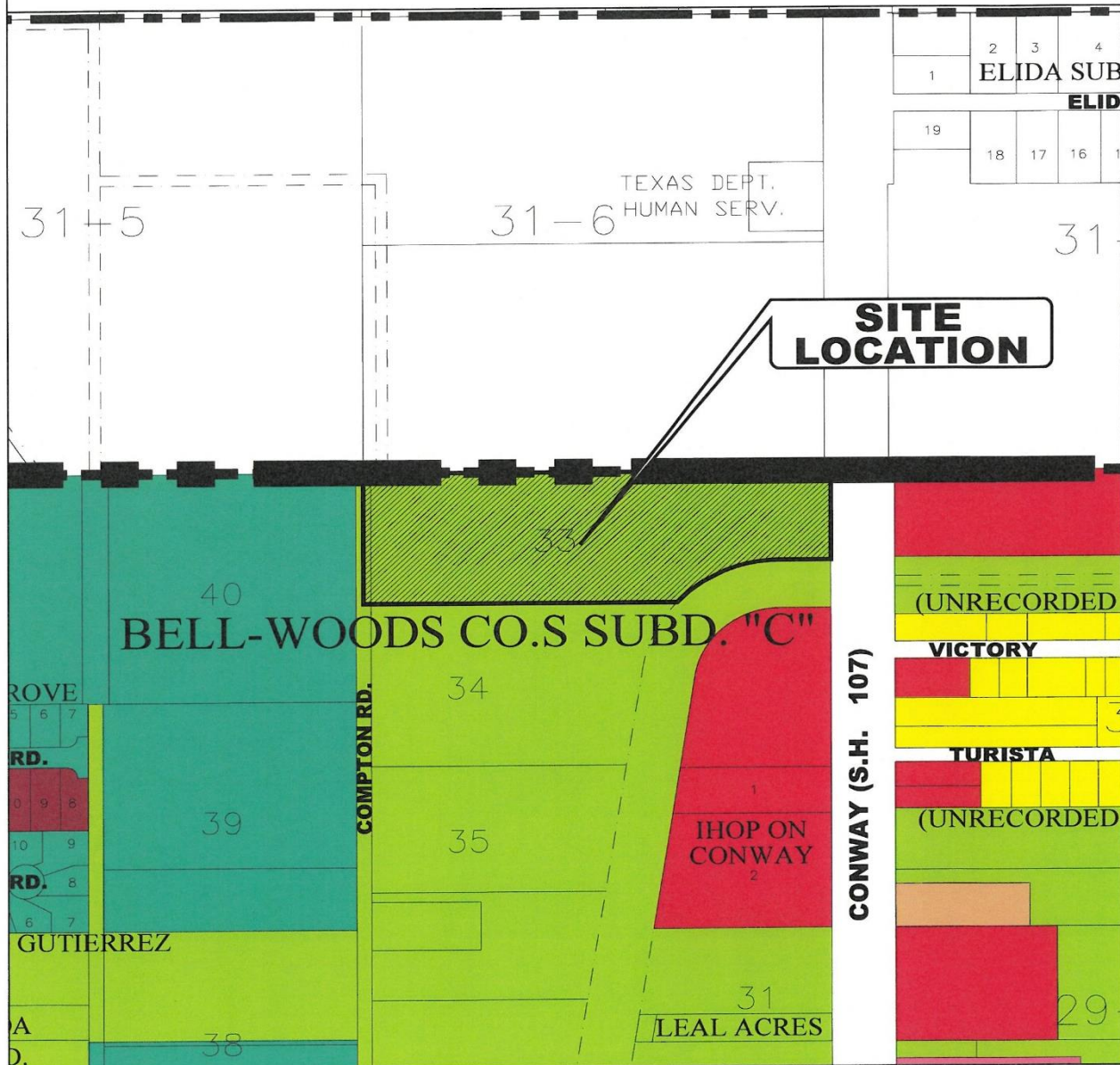
No.

1201 E. 8th. Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No

ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

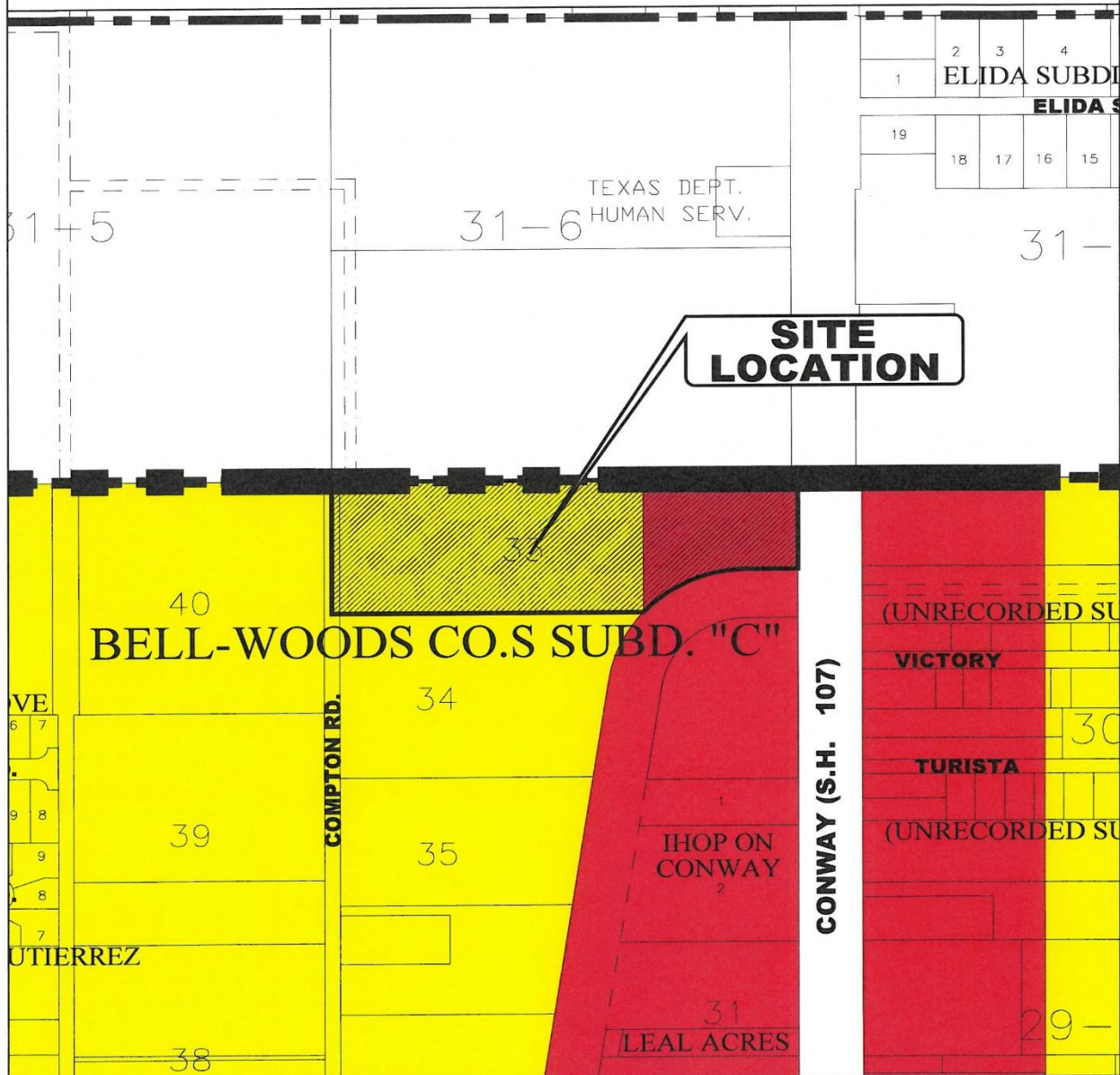
AERIAL



[illegible]

PHOTO OF THE SUBJECT PROPERTY

A photograph showing a subject property. In the foreground, there is a gravel area with sparse, dry vegetation. A paved road with a yellow center line runs horizontally across the middle of the frame. Behind the road is a dense line of green trees and bushes. A small, white, rectangular sign is visible among the trees, slightly to the left of the center. The sky is bright blue with scattered white clouds. Several horizontal power lines are visible across the upper portion of the image.



- LD - Low Density Res.	- GC - General Commercial
- LDA - Lower Density Res.	- HC - Heavy Commercial
- MD - Moderate Density Res.	- I - Industrial
- HD - High Density Res.	- P - Public
- ● - Neighborhood Commercial	- PUD - Planned Unit Development

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
317363	TRAMUC LLC	2803 SAN RICARDO ST	MISSION	TX	78572-6485
123523	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
123509	CABRERA BROTHERS TRUCKING CO	6584 S FM 494	MISSION	TX	78572-1512
123510	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123506	VALDEZ PROPERTIES LLC	2308 SILVERADO SOUTH	MISSION	TX	78573-8453
317359	HIDALGO CO IRR DIST #14	PO BOX 687	MISSION	TX	78573